

**AREA PLAN COMMISSION OF TIPPECANOE COUNTY
MINUTES OF A PUBLIC HEARING**

DATE.....December 18, 2019
 TIME.....6:00 P.M.
 PLACE..... County Office Bldg.
 20 N. 3rd Street
 Lafayette, IN 47901

MEMBERS PRESENT

Tyrone Taylor
 Diana Luper
 Larry Leverenz
 Michelle Long
 Tracy Brown
 Tom Murtaugh
 Gary Schroeder
 Jackson Bogan
 Gerry Keen
 Lisa Dullum
 Perry Brown
 Dr. Carl Griffin
 Greg Jones
 Jerry Reynolds

MEMBERS ABSENT

Roland Winger
 Vicki Pearl
 Jake Gray

STAFF PRESENT

Sallie Fahey
 Chyna Lynch
 Zach Williams, Atty.

The Area Plan Commission of Tippecanoe County Public Hearing was held on the 18th day of December 2019 at 6:00 P.M., pursuant to notice given and agenda posted as provided by law.

President Tom Murtaugh called the meeting to order.

I. BRIEFING SESSION

Tom Murtaugh asked for the Briefing Session.

CONTINUED CASES

Sallie Fahey said there are two cases to be continued: **S-4883 WESTBAKER INDUSTRIAL SUBDIVISION (major-preliminary)** and **Z-2779 INDIANA BETA OF SIGMA ALPHA EPSILON HOUSE CORP. (R1 to R1U)**. Because the Lafayette Leader failed to publish their legal ads, the cases must be continued to the January 15th, 2020 meeting due to public notice not meeting statutory requirements. Resolution 2019-04 is ready to be heard this evening. She said before the approval of the minutes, the Commission would like to recognize the two out-going members.

Tom asked if staff tracks when issues occur with the Lafayette Leader. He said he thinks keeping a record of these occurrences would be handy for future legislation.

Sallie Fahey said staff keeps record of these occurrences through email. The other issue is whether that section of the statute applies to Area Plan Commissions. If it does not apply to Area Plan Commissions, then the by-laws could be amended to require only one publication in one newspaper. Otherwise, legislation would be in order to change requirements.

Zach Williams said he is investigating this issue. The answer is not completely clear; different organizations are taking different approaches on the statute. He said he is looking at this matter to see how it can be avoided in the future.

PRESENTATION FOR OUT GOING MEMBERS

Tom Murtaugh asked that Gerry Keen and Tyrone Taylor join him. He said the Commission is losing two very dedicated members of our APC. Tom thanked them for their dedication and service. Tyrone served for four years and Gerry served for twelve years and served as president of the APC for two of those years. He thanked them for making the Town of Dayton, the City of West Lafayette and Tippecanoe County a better place during their time.

II. APPROVAL OF MINUTES

Gary Schroeder moved to approve the minutes from the November 20, 2019 meeting.
Carl Griffin seconded and the minutes were approved by unanimous voice vote.

III. NEW BUSINESS

RESOLUTION #2019-04:

A resolution determining that the Declaratory Resolution and the plans for the Dayton Economic Development Area No. 1 conform to the Comprehensive Plan for Tippecanoe County which includes the Town of Dayton.

Gary Schroeder moved to hear and approve Resolution #2019-04. Carl Griffin seconded.

Sallie Fahey presented the map of the Economic Development Area. She said this area is partly in the Town of Dayton and unincorporated Tippecanoe County. County Commissioners adopted a resolution which allocated the county's portion of the EDA-TIF to the Redevelopment Commission that has been created in Dayton. The Redevelopment Commission will have control of the plan and the proceeds from the TIF. This resolution is to determine that the Economic Development Plan is in compliance with the Comprehensive Plan. The plan has been created to encourage commercial and retail development in this area and included the future location of a trucking company facility and TDS Automation. The extension of Yost Drive, which is currently only a block off SR 38, to Haggerty Lane has been in the long-range transportation plan for years. This has recently been moved out of the long-range plan to the TIP to be funded for preliminary engineering. This contract has been let for engineering however, this process will take around two years and construction would not occur until 2024 when funding would be available in the Transportation Improvement Program. The town currently owns most of the right-of-way needed for this project. The Economic Development Plan lists many capital improvements which are primarily infrastructure projects. This includes a potential park, bike/pedestrian trails, sidewalks and facilities to house electronic and fiberoptic cable.

In terms of compliance with the Comprehensive Plan, Dayton's current land use plan was adopted by the Plan Commission in 1996 by the town and county commissioners. As outlined in the staff report, the plan calls out things that are still available to be done although the plan is less applicable today because the town took advantage of the industrial zoning adopted for McAllister Machinery. Early next year, staff will begin the process of updating the land use plan of the town around the economic development area. In addition, the 2045 Transportation Plan includes the Yost Drive extension which makes the project compliant with the Comprehensive Plan. Staff is recommending approval of Resolution 2019-04.

Reid Murtaugh, 3595 Sagamore Parkway North, Lafayette, 47904, said the Town of Dayton has been working for a while to get the TIF district set up. A redevelopment commission has been formed. He asked for approval of Resolution 2019-04. If approved, the next step will be to take this plan to the Dayton Town Council for a public hearing process. The Yost Road project will be constructed with federal funding and funding from the Town of Dayton. He thanked the Commission.

Gary Schroeder said it sounds like Dayton will have their own Redevelopment Commission to administer their own funds. This sounds like a good plan.

The Area Plan Commission voted by ballot 14-Yes to 0-No to approve **RESOLUTION #2019-04.**

IV. PUBLIC HEARING

Gary Schroeder moved that **S-4883 WESTBAKER INDUSTRIAL SUBDIVISION (major-preliminary)** and **Z-2779 INDIANA BETA OF SIGMA ALPHA EPSILON HOUSE CORP. (R1 to R1U)** be continued to the January 15th, 2020 meeting due to public notice not meeting statutory requirements. Carl Griffin seconded and the motion passed by unanimous voice vote.

V. ADMINISTRATIVE MATTERS

None.

VI. APPROVAL OF THE JANUARY 2ND EXECUTIVE COMMITTEE AGENDA

There are no new subdivisions this month.

VII. DIRECTOR'S REPORT

None.

VIII. CITIZENS' COMMENTS AND GRIEVANCES

None.

IX. ADJOURNMENT

Gary Schroeder moved to adjourn.

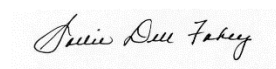
The meeting adjourned at 6:15 p.m.

Respectfully submitted,

Chyna Lynch

Recording Secretary

Reviewed by,



Sallie Dell Fahey

Executive Director